

their heirs and assigns, that they will not put up or maintain any buildings or other structures upon any portion of the land lying between the premises herein conveyed and said pond, and between the extension in the manner hereinbefore stated of the grantees' sidelines to the pond. Any lawn, grass or other improvement of like nature put into or made in the area of this right-of-way by the grantees, their heirs and assigns, shall be considered as put in or made at sufferance with the permission of the said Antoine Joseph LaPorte, et al, their heirs and assigns, and shall not be considered in adverse possession, and it is understood that in the making of any such improvement, the natural grade of said area will not be materially altered or changed. Together also, with the right in the grantees, their heirs and assigns, to erect and maintain a wharf of reasonable size at the edge of the water of said pond, and out into the pond, for mooring boats and for general use; also the right to erect and maintain a raft in the immediate off shore area as commonly done by the owners; all, however, only insofar as the grantors herein have the right to so permit in each instance and all without unreasonable hindrance or inconvenience to the owners. Also, 6 foot strip of land situated in the Town of Acton, County of York and State of Maine, on the southerly side of a 15 foot right-of-way located adjacent to property conveyed by deed dated December 1, 1973 and recorded in the York County Registry of Deeds, Book 2020, Page 412, and adjacent to property now owned by the grantors, which property was originally conveyed by A J. LaPorte, et al to Harold H. Wadsworth, et al, by deed dated July 2, 1958 and recorded in said Registry, Book 1376, Page 528, said 6 foot strip being 6 feet in depth from said right-of-way and being approximately 145 feet in length along said right of way opposite the southerly boundary line of said grantors' property. This conveyance is made, however, subject to the conditions that should the Town of Acton ever want the fee in said strip for the purpose of widening the camp road, that the grantees, their heirs and assigns, shall convey said property to the Town of Acton without consideration. Also another certain lot or parcel of land located in said Acton, County of York and State of Maine, on the southerly shore of Square Pond, bounded and described as follows: Beginning at the southeasterly corner of land of the grantors and running thence in a general northeasterly direction by other land of the grantors a distance of 66 feet, more or less, to the low water mark of said Square Pond; thence turning and running in a general southeasterly direction following the low water mark of said Square Pond a distance of 35 feet; thence turning and running in a general southwesterly direction by other land of the grantors a distance of 66 feet, more or less, to a point 21 feet northerly of the southerly boundary of land now or formerly of Joseph A. LaPorte, thence turning and running in a general westerly direction a distance of 35 feet to the point of beginning. This conveyance is subject to all rights of flowage to which the premises are subject by conveyances of record in the York County Registry of Deeds, or by prescription, or otherwise, and to rights-of-way of record. This conveyance is also subject to the reservation contained in Deed of Joseph A. LaPorte, dated September 23, 1972 and recorded in the York County Registry of Deeds, Book 1965, Page 304. Being the same premises conveyed to the above grantors by Deed of Distribution of Jean A. Marengo as Personal Representative of the Estate of Christine Allen Armstrong a/k/a Christine A. Armstrong, dated February 23, 1984 and recorded February 23, 1984 in the York County Registry of Deeds, Book 3247, Page 60. The property conveyed by this deed is conveyed in an "as is" condition with no representations made by the grantors as to the suitability of said property for grantees' purposes. This Clause shall not affect the Warranty Covenants contained in this deed.